

State Board Plans Home Campaign

**Will Urge Ownership on
People and Measures
for Equitable Taxation
on the Legislature**

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The executive office of the State Asso-

ciation of Real Estate Boards, now

permanently located in Albany, is in

constant touch with conditions in the

state through its twenty-eight affiliated

real estate boards located in the prin-

cipal cities of New York. From ad-

vise received I am convinced that the

general real estate market throughout

the state is rapidly becoming stabilized.

There is a large demand for residential

and rental properties, in some sections

still far from being supplied, and

heavy activity in business property

exists. Mortgage money requirements

are being met in most sections by the

local banks and lending institutions,

while the money market is firm

there is no complaint on the part of

borrowers.

The demand for improved property at

seemingly high prices has been almost

unprecedented. One without doubt to

the fact that these prices are still far

below the cost of production. It would

seem that must continue until these

prices move more nearly approximate

each other. In almost every element

of construction costs remain high, due

to the excess of demand over supply

for labor and building materials, and

there seems to be no relief in sight

through lower prices.

The housing shortage is still general

in all the cities of the state, but in

some sections it is steadily being met

either through pronounced building ac-

tivities. Rental values are firm and

will so remain until there is a surplus

of rental space in all classes available.

During the last two legislative sessions

the state really organization success-

fully opposed numerous measures

which sought to inflict property owner-

sip with several different brands of

leasing control. It stood strongly on

the ground of economic supply and de-

mand in the housing situation, and the

present clearing atmosphere in this re-

spect is justification for its attitude.

The housing measures proposed would

have inflicted real property with

cruel and unnecessary burdens which

were not only have vastly increased

but in the end would have

aggravated the unfortunate clashes

which war conditions brought about

between landlords and tenants.

Taxation Big Problem

Taxation and the equitable assess-

ment of real property is the big prob-

lem of the State Association of Real

Estate Boards is working on. Tax laws

are being very closely watched

and we have already been in

keeping additional tax burdens from real estate

in securing more equitable assess-

ments in many sections of the state.

We are co-operating with the State Tax

Department in an effort to standardize

assessment methods in all counties.

This involves a rather slow process of

education, but we are steadily making

progress.

Another service the real estate asso-

ciation is developing for the property

owner is that of board appraisals, and

most of our local boards have adopted

the plan of appraisal services

made through a local real es-

tate board, by a specially appointed

valuation committee, are considered to

be most accurate and impartial by both

the Federal and state governments.

Families, trusts and individuals may se-

cure such board appraisals at the nomi-

nal local appraisal fee. We are se-

curing the extension of this service

wherever possible.

An achievement of the state reality

organization during the last year was

the securing of the passage of the real

estate license law. This law has been

designed to regulate those engaged

in the real estate business, and in such

regulation the public is protected from

fraud, dishonesty, misrepresentation and

incompetency on the part of real

estate brokers or salesmen. The state

which seeks so to regulate the practice

of real estate brokerage as to expel the

dishonest element within its ranks,

which has long sought to close the

reputable business of the reputable broker

or salesman. In addition, other states

which have had a similar law passed

and are standing together to

protect their ranks and to deal honestly

with the public. Our various affiliated

local real estate boards will assist

property owners in prosecuting any

broker or salesman who through un-

trustworthy or incompetent practices

designed to regulate those engaged

in the work.

Organization to Protect

The recent convention in Albany of

the New York State Association of

Real Estate Boards brought pointed

emphasis to the existence of a state-

wide organization to protect and fa-

vor the interests of real property—

to protect it against an overwhelming

array of taxation and harassment

and the steady growth of the property

taxes. The state reality organiza-

tion, in this direction, was convincing

that the real estate association

is well equipped to do a good, and not sole-

ly for its benefit, the individual

broker and board members.

Our local boards throughout the

state are very active in civic af-

fairs, taking part in all progressive

city movements for the improvement

of our cities and towns. The local

boards in larger cities aid in conduct-

ing educational courses in real estate

at colleges, universities and Y. M.

C. A. schools.

To increase the number of people

owning their own homes in this state

we considered our chief object.

Our greatest mission is to organize

the community all the forces

which bear directly on the problem of

home ownership—the great problem of

our national life today. We have di-

rected our efforts throughout our local

boards toward inducing

a more liberal distribution of tax

money and in opposing legislation that

would inflict additional burdens on the

real property. The state reality organi-

zation and its local boards have

strongly advocating city planning

and zoning as the most effective sta-
bilizer of real estate values, and have
been successful in many localities, notably
Albany, Utica, Syracuse, Rochester,
Buffalo and Binghamton.

Secretary of Commerce Hoover has

wisely said: "A nation of majority rule

should be a nation of majority home

ownership." At present tenancy is on the

increase, and we are told that if it con-

tinues another twenty years 75 per

cent of the people of the country will be

tenants. The present tendency can and

must be reversed, and it is in

two or three decades we may expect

that more than half of the population will be home owners. In

my judgment, no individual or organi-

zation of individuals could perform a

higher service to our country than in

actively aiding to bring about such a

result."

**Exemption Evil
Will Be Aired Well
In Legislature**

**Quarter of State Freed
From Taxation; Grounds
on Which Property Has
Been Placed on Free List**

The next Legislature will be pelted,

so to speak, with complaints against the

long list of properties exempt from

property tax. About a quarter of the

real estate in the state is on the free

list. Admission to exemption has

been made under the following qualifi-

cations:

Property of the United States, state